

Connecticut Brownfield Land Bank, Inc.

The Connecticut Brownfield Land Bank, Inc. is a 501 (c) 3 non-profit corporation. It was formed to work with smaller communities to resolve the most intractable brownfield sites. Unlike most states, Connecticut has no county government entities. Access to state brownfield programs by smaller communities has been a challenge. These municipalities, as elsewhere, are struggling with squeezed budgets and the dire need to rebuild tax base. The Land Bank is the only State certified land bank and can serve any Connecticut municipality. It offers experienced staff, willingness to take title to a property to clear liability and, in the instance of this application's carefully considered priority site, the potential for significant investment leverage. The Land Bank does not accumulate land. It is transactional. It works where a municipality asks it to, where there are interested, publicly selected developers proposing a reuse supported by the community. On a fee for services basis and no equity participation, the Land Bank is now privileged to serve its unique function in seven communities. We are grateful that EPA provided technical support under the Land Revitalization program so that we could confer with Urban Institute professionals to refine our website presentation (www.ctblb.org). That technical support was very valuable. Our required information:

1. Applicant Information: Connecticut Brownfield Land Bank, Inc.; 41 Eagle Ridge Drive, Essex, Connecticut, 06426

2. Funding Requested:

a) Assessment Grant Type: Community-wide

b) Federal Funds Requested:

i. \$300,000

c) Contamination: Hazardous Substances and Petroleum; \$200,000 Hazardous Substances and \$100,000 Petroleum

3. Location: State of Connecticut

4. N/A

5. Contacts:

a) Project Director: Name: Arthur Bogen; Phone: 203 444 2023; email:

abogen@ctblb.org; Mail: 41 Eagle Ridge Drive, Essex, CT 06426;

b) Chief Executive: President: Arthur Bogen; Phone: 203 444 2023; email:

abogen@ctblb.org; Mail: 41 Eagle Ridge Drive, Essex, CT 06426;

6. Population: Priority site location: City of Derby – 12,902

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be	Page 2

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contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	Page 2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A

8. Letter from State: Attached

The Land Bank is working on nine vacant former industrial parcels totaling approximately 117 acres in the seven municipalities where it has been asked to support renewal efforts. It has weighed the sites based on Prepared Workbook analysis and selected 4 top sites in Derby, Ansonia, Waterbury and Torrington. All the communities appear in the EPA Environmental Justice Screen. The priority site is downtown Derby, which has been faltering and underused for more than 50 years. It consists of 10 City owned parcels totaling 14.24 acres. Some old data exists on some parcels. All the parcels had commercial and industrial use and have wide-spread urban fill. At the time of this application, the City has issued a RFQ for developers because it wants a clear and open process to select a preferred developer(s). The RFQ will be followed by a RFP to refine what is proposed for redevelopment. There are at least three interested developers, all of whom are proposing mixed reuse. The value of the reinvestment based on preliminary discussion could exceed \$110,000,000. The City has a tax abatement program. The project may be of the scale to consider Tax Increment Financing. There is a State commitment of \$5,000,000 under its Urban Act program that can be used for engineering, utility installation and property acquisition. There is also \$200,000 for assessment related to reconstruction and utility installation. The City has discussed acquiring two additional parcels, which would need this assessment funding. The City has secured access agreements.

The Land Bank has been engaged to work with the City on strategy, project development and securing additional resources. The Land Bank has a letter from the Community Foundation of Greater New Haven that indicates a willingness to provide \$500,000 to Derby or three other small cities for a brownfield Mission Investing Project to be proposed by the Land Bank.

The project is ready for this funding. The area has been blighted for decades. Much of the land is empty. The redevelopment would bring a vibrant mix of people who could enjoy the adjacent Housatonic and Naugatuck River greenways already used by thousands of people on weekends. The City has amended its zoning to support mixed reuse.

The focus is clear. The Land Bank would use some of the assessment funding to determine the risks and costs for these parcels. The Phase I reports would satisfy AAI requirements and the Land Bank could clear any liens and take title as part of an agreement among the City, developer and the Land Bank. With cleanup funding in place, the Land Bank could deliver a partially remediated site to a developer. The remediation would be complete after the structures and parking isolate soils as required. The Land Bank has developed a Tri-Party Agreement on another project that would serve to spell out the required tasks to be performed by the City, developer and Land Bank. We are prepared and ready to proceed if we receive this funding. Thank you for your consideration.

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields: i. Background and Description of Target Area:

The Land Bank is working with seven municipalities on their brownfield sites. All the sites have challenging demographics because these are thought to be very costly to clean and they are all in secondary real estate markets with low property values. Developers and neighborhood groups all have had interest in each site. The unknowns have defeated all efforts so far. The Land Bank is working with those communities to distill strategies that would make their sites market worthy. Foremost in every strategic analysis is the need for assessment to get the real facts. We need to define the cleanup costs to respond to the human health, ecologic and economic problems.

Every one of the sites targeted in this application is in a CT Department of Economic and Community Development “distressed municipality”. Under state statute, the criteria for a distressed municipality is based on “high unemployment and poverty, aging housing stock and low or declining rates of growth in job creation, population, and per capita income.” Every site had industrial use and is either abandoned tax delinquent or blighted. For decades, every site has been an ongoing health risk to its neighborhoods. Our corridor of sites in central Connecticut all had metal industries including stamping, cleaning and assembly, casting and plating. Our smallest community is under 8,000 people without the staff or capacity to address these issues. Nothing will change without assessment. After we address our priority sites, we would expect that some of these other sites will be eligible and ready for assessment in the second and third year of the grant.

ii. Description of the Priority Brownfield Site(s): The priority site was selected by market forces – developers responding to a City RFQ - and the exercise of using the Prepared Workbook. The conclusions we reached were supported by Worksheet 2 for evaluating potential property reuse and Worksheet 8, a project summary. The Land Bank has been engaged by the City of Derby to help with brownfield redevelopment and funding strategies. Land Bank staff has met multiple times with the City and potential developers. The area is a priority for assessment and redevelopment because four developers have expressed interest in the City RFQ. Based on preliminary architectural drawings, the initial proposals will be for mixed reuse, which the City wants. Although the area looks devastated, the right eyes now see potential.

The City of Derby was established in 1675. It was an early in-land port with access from the Atlantic Ocean to Long Island Sound and then up the Housatonic River. There are tidal effects with salt water fish present. Ship building, barge transport and early rail lines were present on the riverside. The target area is adjacent to the Housatonic River and was once many small islands filled over the 18th-20th centuries with ash, cinders, foundry waste and building rubble. There were many small business including lumber and coal yards and tradesman shops. Wood tenement housing was in the flats while brick and brownstone commercial buildings lined the two main streets on the rise above the flood plain. In 1955 and 1956 devastating floods destroyed many of the wooden structures in the flats. The Army Corps constructed levees that now protect the downtown. Most of the businesses did not recover from the floods. The cast iron and silver plating industries faded. The City struggled to redefine itself but aside from two strip mall areas, has a downtown with no economic rationale. The City has acquired parcels and demolished empty buildings. Only two businesses remain in the 22 acres of the target area – one a storage area for mulch and the other a junk yard. The City owns 14.24 acres consisting of 10

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vacant parcels and two streets. There are some building slabs and crumbling paved parking areas. The jobs, taxes and hope are gone and have been for decades. The City is a “distressed municipality” as defined by the Connecticut Department of Economic and Community Development because it has unemployment and poverty rates consistently above the state average. In November 2018 it was tied for the highest unemployment rate in Connecticut. The City is the smallest in the State at 5.4 square miles. Market studies and community wide charrettes have pointed to mixed use as preferred. This challenged downtown has the potential to turn the wasteland of wide-spread urban fill into a thriving, TOD, residential and commercial center with access to the greenway that tops the levees. The developers are interested. The cost to resolve any brownfield soil and groundwater issues needs to be known.

The area is in a federally designated flood plain but has a 1% risk due to the flood control system installed by the Army Corps in response to devastating floods mentioned above. The levees face south and are topped by a wonderful greenway leading to the confluence of the adjacent Housatonic and Naugatuck Rivers. The Derby section of the Naugatuck River Greenway System is the busiest multipurpose trail in Connecticut with 302,550 trips counted in 2017, per a State study. The site is bounded on the north by CT Route 34. The eastern boundary is CT Route 8 where 70,000 cars a day pass the adjacent exit. That high traffic count asset is unrealized. The eastern end of the site is also across the street from a rail and bus hub. The western boundary connects to a bridge over the Housatonic to the emergent downtown of Shelton across the river. While 80% of the site is relatively flat, there are some up - slope matters that need to be worked through at the western and part of the northern boundary. The City has secured access agreements to conduct assessments with the two private property owners, one of whom is the junkyard owner; the other owns a vacant 22,000 square foot industrial building. The mulch operation is controlled by one of the firms proposing a mixed reuse on their site and some of the City owned land.

b. Revitalization of the Target Area: i. Redevelopment Strategy; Alignment with Revitalization Plans

The City’s redevelopment strategy is reflected in the recent zone change that allows mixed reuse in the entire downtown target area. The changes are consistent with the City’s Master Plan. The City conducted public charrettes and meetings to obtain the broadest input. The legislative body also discussed the strategy and voted approval. The initial redevelopment proposals match the strategy perfectly. The RFQ asked for proposals for the Planned Development District. These responses are being considered by a committee of technical and legislative staff. That committee will make recommendations as to which firms will be invited to make formal proposals under a RFP. City staff has been in ongoing discussions with several developers for more than a year. The developers were asked to reply to an initial set of questions that broadly defined their proposals and asked what their expectations of the City were. In response, the City approved a tax abatement program in November. Staff has also discussed how to make the permit and plan review process as responsive as possible. The Chief of Staff and Economic Development Director meet daily. The draft redevelopment plans clearly align with the land reuse strategy. In addition to qualifications related to financial capacity and project experience, there are other elements the City has identified that it would like addressed by the proposals. First is the creation of on-site parking. Second is the density of commercial and residential development. Third is how the proposal will address the height of the levee to maximize river views and greenway access. The proposal on the privately held site addresses all these matters. The developer will be coming before the City Zoning Board in February. It contains a second phase that would include City owned land. That matter will be considered when the City reviews all the responses to the RFQ and invites firms to respond to a RFP. A second proposal addresses all these matters too. Its proponents

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have met with the City for more than a year. They have a very ambitious plan of high rise units with parking underneath in order to maximize the river views for condominiums. Further back from the river, the plan is for retail and offices on the first floor with a hotel and parking in back of buildings and in a possible public garage. The developers see the sloped area as another parking garage opportunity. They have discussed the acquisition of the junkyard if the City could help with the environmental assessment and possible cleanup funding. This second large development firm is discussing the potential with the first developer to eventually control the entire area with a build out value of \$100,000,000. The City needs the assessment information to help establish the cost of soils and groundwater remediation and hazardous building abatement to clear the remaining areas and to support the overlay of these wonderful, emerging redevelopment proposals.

ii. Outcomes and Benefits of Redevelopment Strategy: The most ambitious of the draft proposals has 1,000 residential units and 300,000 square feet of commercial space. Private property would also be acquired to allow for the full redevelopment of the target area. That developer represents that he has an acquisition agreement underway for the junkyard subject to environmental assessment and help with cleanup costs. 200 of the units would be dedicated to workforce housing, which is vital to the City's plan to keep the new housing within reach of most residents. Another proposal, all on private property, has 80,000 square feet of commercial space with 200 residential units also with a workforce housing component. As mentioned above, that developer has discussed a second phase that would acquire some of the City owned land. The value of the private investment is estimated to exceed \$100,000,000. Even with some tax abatement under discussion, the new tax income for the City would resolve its current budget issues. The projects would be transformative. The construction and permanent jobs could reverse the long decades of high unemployment. This proposed private investment has already spurred interest in nearby parcels. Older structures are being considered for renovation. The high traffic count people would be drawn to the proposed shops and the proposed hotel would offer additional employment as will the small scale convention center under consideration. The developers have said they are working to see if solar installations would be feasible. The Land Bank will work with the City and local Workplace office to alert local candidates to possible job openings. The jobs that would be created would help address the chronically high unemployment that reached 11.1% in the past decade per the CT Department of Labor. It will also work with the Neighborhood Housing Services staff to help local people qualify for the new workforce housing units. Route 34 is Main Street will be widened this year with improved access into the site for the more than 20,000 cars a day that pass the site. There will also be a bicycle lane, turning lanes and improved landscape and sidewalks.

c. Strategy for Leveraging Resources: i. Resources Needed for Site Reuse: The Land Bank is eligible to apply for grant funding from the State for assessment or remediation. It can apply for liability relief under a number of programs that deliver the clarity needed for private investment. Staff regards liability relief as creating a resource by reducing remedial costs and making term financing more accessible. Staff has participated in eight successful liability relief projects. Land Bank, City staff and prospective developers have discussed the environmental information needed to secure long term financing. The Land Bank is working with the Valley Community Foundation and the Community Foundation for Greater New Haven to invest in the target area. Up to \$500,000 could be available if the social goods of the foundation's Mission Investing program are met. Possible second tier mortgage financing for cleanup has been discussed with one of the developers. The loan may be forgiven over time with payments made to the City instead of back to the foundation. The City could then use the money for educational and community development programs otherwise not affordable to City residents. The City has a \$5,000,000 Connecticut Urban Act grant that can be used in a number of ways to support redevelopment activities in the target area. Engineering, design and property acquisition are permitted. The Land Bank has and will continue to provide significant pro-bono services to the City.

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The private developers will invest in remediation as part of their overall redevelopment plan, which the City can support with environmental information.

ii. Use of Existing Infrastructure: Factory Street provides access at one end to the target area. The engineering work underway will enhance the intersection of Factory Street with Main Street, which is also CT Route 34. Main Street adjacent to the target area is undergoing \$11,265,000 of improvements starting this year. The existing utilities and roadways will be transformed for better traffic flow and safety with turning lanes and bike lanes. The intersection of an additional new access street from Main Street is being designed. This grant will facilitate the assessments for reworked and new utility corridors and will characterize soils for relocation under the extended and new roadways. Water lines will be reused but gas lines are old and will be replaced. Telecommunications will be placed under ground.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need i. The Community's Need for Funding: The City has limited staff and no financial resources to assess the target area parcels. Its two main downtown streets have mostly empty storefronts with several bars, social service offices and a gas station, resulting in limited tax revenue. School programs have been cut. The population has declined. At 5.4 square miles, it is the smallest municipality in the State. It must assess and redevelop this target downtown if the quality of life is to improve. According to the Connecticut Economic Resource Center 2018 survey, the City has a higher population density of 2,521 people per square mile than the state average of 741. The housing stock is 40.1% pre-1950 compared to the state average of 29.7%. There is almost no new building. The City is working to over-turn the pattern of disinvestment. There are also many lower income people in apartment buildings with only 36.3% single unit occupancy compared to the state average of 59.1%. The property crime rate is 2,288 per 100,000 people compared to the state average of 1,780. The violent crime rate is also higher with the state at 224 per 100,000 and the City at 299. Resources are being allocated to police and social services and are not available to support brownfield redevelopment tasks.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: There is statistical evidence that the target area is challenged. According to a regional health study of 2016 by the Naugatuck Valley Health District, 55% of poverty level people are minorities. It also established that 59% of the school age population is eligible for free or reduced price meals versus the 38% state average. There is a region high chronic school absentee rate of 13%. The Yale/Griffin hospital 2010 study found that 9.6% of babies had low birth weight compared to the state average of 8.1%. The study also states that the rate of the very poor elderly exceeds state levels especially for senior people in their 80's who are struggling to stay in their homes. The EPA Environmental Justice Tool indicator data shows that the traffic counts are high reflecting a high of 3300 daily vehicles or in the 96 percentile nationwide. The lead paint indicator shows the City in the 97 percentile nationwide. In 2009, there were six lead poisoning cases in the City despite on-going lead abatement programs administered by the health department.

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: In the target area and region, the incidences of asthma and obesity are above State averages according to Naugatuck Valley Health District statistics. A successful education campaign by the local hospital has decreased the number of visits to the emergency room for asthma attacks. The health risks from the target area parcels remain unaddressed. The rate of cancer in 2009 was 662 per 100,000 people versus the state average of 569 per 100,000. Age related rate of disease is 54 people per 100,000 compared to 36 people per 100,000 statewide in 2009 according to the Yale and Griffin Hospital study.

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Statistics from the Naugatuck Valley Health District 2013 Community Health Needs Assessment.

Childhood asthma	13.4% nationally versus 21% local
Lung cancer rates	worst in state
Chronic lower respiratory disease	worst in state - 37.2% affected
Suicide rate	worst in state

Threat removal: In the census tract, 17.5% of children are below the poverty rate compared to State average of 12.6%. The DataHaven 2016 report states that the use of inhalers more than twice a day is twice the state rate. This grant would help determine some of the soil conditions that may be contributing to health issues and allow the team to develop a plan for remediation in concert with redevelopment, which could remove this health threat.

(3) Economically Impoverished/Disproportionately Impacted Populations: The census tract of the target area has a median family income of only 64% of the State level while the cost of living is at 131 compared to the national base of 100. This double squeeze is felt by the 25.3% of the population that is minority and the elderly poor identified in a Data Haven study in 2016. 45% of the families do not earn a living wage of \$40,000. 1 in 3 children are now minority compared 1 in 10 in 1990. The study also indicates that 42% of respondents feel they are just getting by or finding it difficult compared to state average of 32%. This is a census tract where people need the jobs that redevelopment could bring.

In late 2017, Standard and Poor's initiated reviews of 29 Connecticut local governments, and issued a negative outlook to each given the condition of the State of Connecticut budget, lack of a budget, and declining state funding to local governments, and in particular local cities and towns that did not have adequate Fund Balances to absorb such reduction in revenue from the state. Standard and Poor's issued a downgrade that was the result of the city's diminished budgetary flexibility following two years of negative operating results. The current audited Fund Balance has the reserves at 2.2% of operating expenditures. This should be at a level closer to 5% of operating expenditures. Due to a decline in revenue from the state, there have been negative budgetary variances that have impacted replenishing the Fund Balance. The City continues to have weak budgetary flexibility and does not have the Fund Balance funds to absorb any new project or major expenditures such as assessments.

b. Community Engagement i. Community Involvement: The Land Bank enjoys the continuing support of five key partners for this application.

Partner Name	Point of contact ,name, email, etc.	Specific role in the project
Naugatuck Valley Health District NVHD	Jessica Stelmaszek, (203) 881-3255.(jstelmaszek@nvhd.org)	Explain health effects of findings; provide resources for support programs
Neighborhood Housing Services NHS	Kevin Taylor, 203.753.1896 ext. 15; KTaylor@nhswaterbury.org	Provide financial literacy for workforce housing applicants, mortgage counseling; multi-lingual staff available
Regional Brownfield Partnership RBP	Roy Cavanaugh, 860 945 5240, Cavanaugh@watertownct.org	Communications to membership, technical expertise, site evaluation, LEP selection input

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Community Foundation for Greater New Haven CFGNH	Drew Alden, 203.777.7061 aalden@cfgnh.org ;	Review of proposed mission investing projects, financing review
City of Derby	Andrew Baklik, (203) 736-1496, abaklik@derbyct.gov ; chief of staff	Liaison for access, permits, coordination, outreach to private property owners

ii. Incorporating Community Input: We will build on the several charrettes the City has held and use the broad contact lists already established. We will schedule at least two community meetings in the target neighborhood before the assessment and plan for at least 8 overall. Site selection will be discussed using the EPA Prepared workbook. We will explain that Connecticut General Statute Sec. 22a-133dd now allows municipalities to enter on sites. Among the possible conditions: the municipality's legislative body finds that such investigation is in the public interest to determine if the property is underutilized or should be included in any undertaking of development, redevelopment or remediation pursuant to this chapter or chapter 130, 132 or 581; or (5) any official of the municipality reasonably finds such investigation necessary to determine if such property presents a risk to the safety, health or welfare of the public or a risk to the environment. We will provide translators according to the community need; meeting notices will be posted on the City's website and by flyers distributed in English, Spanish and possibly Polish. We will post the narratives of assessment results on the City's website and have a hard copy available at City Hall, which is in the priority area. We will schedule a community meeting to discuss the assessment results and plans to resolve any findings. Answers to questions raised at meetings will also be distributed on the website, local library, community center and by flyer as needed. The NVHD and NHS staff are skilled in community needs assessment and services. Economic development professionals will help to explain site and project viability. Cleanup planning must be transparent to help support the community. **Our partner's tasks are as follows:**

Incorporating input: function for Derby and other sites	partner
Respond to community health concerns; needs assessment	NVHD, NHS, City
Host community meetings; post minutes, post reports, answers	City, Land Bank
Inform communities of assessment opportunities, technical review	RBP
Updates, meetings, outcomes, website, ACRES, social media	Land Bank, City

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities: For Hazardous Substances and Petroleum Assessment

Task 1: Cooperative Agreement Oversight: lead will be Arthur Bogen, CT Brownfield Land Bank, Inc.

Preparation of the required reporting is included under "Personnel". Travel includes expenses for one representative to attend the next national Brownfields conference, which is charged under hazardous in the budget. There is also an allowance for travel costs at \$.55 per mile for staff to monitor site conditions and attend eight outreach meetings. Staff will track all reports developed and will measure progress by reporting outcomes quarterly. Timeline: immediately upon signing Cooperative Agreement. Allocation: \$12,400 Hazardous; \$9,900 petroleum (staff time for 3 year grant term 371 hours @\$60)
Outputs: Quarterly Reports, Eligibility Determinations, ACRES updates, invoice submission

Task 2: Community Outreach: Lead - Land Bank staff will continue to work with the Regional Brownfields Partnership, Neighbor Housing Services, Naugatuck Valley Health District and the local foundations as well as community and municipal leaders to share information about the assessments and

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opportunity for assessments. The Land Bank has previously established site selection priorities that include a weighted ranking for health risk, tax delinquency, developer interest, TOD and sustainable development. Connecticut has a program whereby much of the field work and regulatory oversight can be delegated to a Licensed Environmental Professional (LEP). Staff, with the LEPs will hold meetings in each assessment community for a total of an estimated eight meetings. Timeline: immediately upon notice of award.

Allocation: \$2,000 Hazardous; \$2,000 Petroleum; (1 staff person @ \$60; 8 meetings @ 2 hours each = \$960; estimated LEP services 8 meetings at 2 hours each @ \$185 = \$3,000 +/-)

Outputs: Minutes from eight meetings; reporting on questions raised and website updates

Task 3: *Assessments*: The priority parcels have suspected hazardous substances as well as petroleum impacts. Sites in the target area are included below. The allocations for the six Phase II and RAP reports are four hazardous and two petroleum in each category. The LEPs will lead and produce:

- Six ASTM E1527-13 Phase I reports @ \$3,500 = \$21,000
- Six Phase II reports including estimated range of remediation @ \$35,000 estimated = \$210,000
- Six conceptual Remedial Action Plans or Alternate Work Process (AWP) plans for hazardous building material abatement @ \$5,000 (+/-) = \$30,000

Timeline: as soon as possible after award.

Allocation: \$181,600 hazardous; \$84,100 petroleum based on previous assessment projects: current LEP and laboratory rates considered in allocation

Outputs: Six Phase I reports; Six Phase II reports; Six conceptual RAPs/AWPs, materials assessments

Task 4: *Cleanup and Reuse Planning*: Our partner, the local health district, will review the assessment reports, which, with the LEP lead and Land Bank staff, will be discussed with the communities around each site and the prospective developers. A summary sheet for each site will be posted on the municipal and Land Bank websites. There are costs for contractual LEP attendance at community meetings.

Allocation: \$4,000 hazardous; \$4,000 petroleum (1 staff @ \$60; 65 hours @ haz. & pet. Each; LEP services)

Outputs: minutes of meetings, list of community concerns, responses to concerns, draft reuse plans

b. Cost Estimates and Outputs:

Budget Categories HAZARDOUS		Project Tasks (\$)				TOTAL
		Cooperative Agreement Oversight	Community Outreach	Assessment	Cleanup and Reuse Planning	
Direct Costs	Personnel	9,900	2,000	0	1,500	13,400
	Fringe Benefits					0
	Travel	2,500				2,500
	Equipment					0
	Supplies					0
	Contractual			181,600	2,500	184,100
	Other					0
Total Direct Costs		12,400	2,000	181,600	4,000	200,000
Indirect Costs						

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PETROLEUM		Cooperative Agreement Oversight	Community Outreach	Assessment	Cleanup and Reuse Planning	TOTAL
Direct Costs	Personnel	9,900	2,000		1,500	13,400
	Fringe Benefits					0
	Travel					0
	Equipment					0
	Supplies					0
	Contractual			84,100	2,500	86,600
	Other					
Total Direct Costs		9,900	2,000	84,100	4,000	100,000
Indirect Costs						
Total Budget (HAZ + PET)		22,300	4,000	265,700	8,000	300,000

Notes: Travel costs: 1 person to 1 brownfields conference; estimated airfare/lodging/per diem = \$2,280; set aside for local travel to sites, community meetings is 400 miles @\$0.55 per mile = \$220; The Land Bank will comply with 40 CFR 31.36 procurement procedures. In-Kind: The Land Bank will contribute \$10,000 of staff time related to outreach, site selection, re-use planning and grant management activities.

c. Measuring Environmental Results: In order to track our progress, we will use Microsoft Project. We will establish separate tracking for the hazardous substances and petroleum funds. This will allow for the tracking of the obligation of funds and available balance over the 3 year timeline. We will require that the Licensed Environmental Professionals submit a Project spreadsheet linked to the assessment contract that will establish milestones and percentages of completion in order to control payments and to keep contractors on task. Part of the evaluation of their proposals will be the proposed timelines. Staff has experience tracking assessment grants and often revisits our practice to review efficiency and performance with stakeholders. **For outputs, we would track at least the following:**

Eligibility Determinations (state too if petroleum)	Phase II reports with cost estimates
QAPP submissions and approvals	Conceptual Remedial Action Plans
Phase I draft, AAI checklist, final	Community meetings

For outcomes, we would track the numbers of jobs created at the various stages of assessment, cleanup, construction, and permanent jobs. We will track the funding leveraged. This measurement will be divided into sources including local and state government, federal CDBG, private and philanthropic. Data will be presented on the number of acres assessed that are ready for redevelopment. We will work with the local and state health department to prepare a summary of the health risks that were minimized due to the findings and the coordinated responses.

We will summarize our activity and progress in our Quarterly Reports. As said above, we will develop a summary sheet for each project to be shared with each community in a multi-lingual flyer format so that they too can see our progress. We will also be certain that we keep our ACRES entries current. The evaluation of our progress and results will also be open to the community through social media. We will establish a Facebook page for the grant and be able to respond to the input. The Land Bank Board will be updated quarterly too and they can help guide and support our progress on each site and on the grant overall.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure: The Land Bank is a 501 (c) 3 corporation. It has one employee – the President. It engages technical professionals as deemed necessary that have included attorneys, accountants and technical professionals. It has a five member Board of Directors who all have brownfield experience including a LEP, director of a social services organization and economic development professionals. The Land Bank has different forms of agreements with seven municipalities. While the priority sites are in Derby, each of the other municipalities needs sites assessed. Populations range from 7,321 to 110,366. The Land Bank is in discussion with several other communities. All sites would have an Eligibility Determination prepared for approval. Based on our experience, each of the sites would seem likely to qualify. The funds would be expended quickly.

Key staff includes Arthur Bogen, President, who has worked on brownfields for more than 20 years. He has served as the project contact and strategic planner for multiple EPA brownfield grants. His role will be the management of this grant including quarterly reporting, ACRES updates, payment requests and all other requirements. He has worked on hundreds of sites and applied for and received more than \$20,000,000 in various grant funds. He is a past recipient of an EPA Environmental Merit award and a Celebrate Connecticut award as well as a speaker at several EPA conferences. Land Bank counsel is Gary O'Connor, Co-Chair of the Governor's Brownfield Working Group and advisor to many brownfield projects. The Land Bank will also sub-contract for temporary staff as needed.

ii. Acquiring Additional Resources: Additional Expertise: As stated above, Connecticut has a program whereby much of the field work and regulatory oversight can be delegated to a Licensed Environmental Professional (LEP). The Land Bank will acquire those expert services through a public bid process. The staff will issue an RFQ for LEP services. Members of the Land Bank Board and representatives from the seven municipalities will review the RFQ responses and select a short list. A standardized bid form showing numbers and types of samples and line item costs will be used to bid each project using the LEP short list. The team will review the proposals and select a LEP for the particular project to develop a QAPP to submit for approval. The agreement between the Land Bank and the LEP firm will have timelines for task completion and milestones for payment. The contracts will be similar to those used under other EPA assessment grants. The Land Bank President is also on the Advisory Board of the UCONN Connecticut Brownfield Initiative and would request support and services from those fellow Board members and students in the program.

Resources: The Land Bank will apply for additional funding resources under the continuing Connecticut Brownfield funding program. Staff has successfully applied for funding for a number of projects for assessment and cleanup. In addition, the Land Bank has letter from the Community Foundation for Greater New Haven that states that the foundation would consider investing up to \$500,000 in a brownfield project in its 17 community service area. The focus of the Land Bank area has been on four of those communities and the Land Bank has agreements with two of those towns. The site in Derby is the primary one for this grant and for this funding.

b. Past Performance and Accomplishments: ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The Land Bank received one non-federal grant, which was from the Community Foundation for Greater New Haven.

(1) Purpose and Accomplishments: The purpose of the grant was to establish a brownfield land Bank to support the redevelopment of brownfield sites. The smaller communities do not have the resources or experience to address the legacy sites that have decayed for decades. These sites are in secondary real

Narrative

estate markets with lower property values. Six of the seven communities we currently serve are CT DECD “distressed communities” with designated Environmental Justice areas. Derby, our primary target is number 5 on the most impacted list. The foundation agreed that providing a non-profit capacity could be a force for social good to benefit the communities they serve. The Connecticut Brownfield Land Bank, Inc. received 501 (c) 3 status in 2014. It achieved the goal of legislative approval for brownfield land banks in Connecticut. It is the only certified brownfield land bank in the State. Staff has discussed and developed strategies for assessment, remediation and reuse on ten sites. The amount of funding was \$50,000. The outputs were twenty meetings with municipal and legislators and numerous calls and site visits with municipal officials resulting in seven agreements to date. The projected outcomes included an increase in the number of brownfield sites cleaned up (five are underway); a decrease in the number of abandoned and blighted properties (four are underway); decrease in human health risk and ecological damage (five are underway) and legislation to approve land banks in Connecticut.

(2) Compliance with Grant Requirements: We were completely in compliance with the workplan and terms and conditions under the prior grant. Our schedule for achieving legislative approval was delayed for a year by a technicality. We reported on the required forms at the required intervals and stayed in contact with the foundation. They helped us raise additional funds through an annual giving program. The foundation has provided us with the opportunity for significant additional funding for a project in the priority area, as described previously. The staff appreciates the time it is taking to work through the complications on the historically challenged sites we are addressing. We also want to note that the Land Bank is the Program Manager for the programmatic income from the Winchester/Winsted closed RLF. Annual reports have been filed to EPA on time.

The Land Bank founder and president, Arthur Bogen, has worked for more than two decades on brownfield sites. He and his Board of Directors did not want another generation to see the blight and feel the desperation associated with these most challenged sites. We would be grateful to be able to bring this assessment resource to these sites. Thank you.

Threshold Criteria Responses

Connecticut Brownfield Land Bank, Inc.

1. **Applicant Eligibility:** Connecticut Brownfield Land Bank, Inc. is a 501 (c) 3 non-profit corporation. Documentation of the Connecticut Brownfield Land Bank's status as a 501 (c) 3 non-profit is attached (Schedule B). Connecticut Brownfield Land Bank is eligible for EPA Assessment funding through this FY2019 solicitation.
2. **Community Involvement:** Connecticut Brownfield Land Bank, Inc. will work with Naugatuck Valley Health District, Neighborhood Housing Services of Greater Waterbury, the Regional Brownfields Partnership, Community Foundation for Greater New Haven, and the City of Derby. We will build on several charrettes the City of Derby has held and use the broad contact lists already established. We will schedule at least two community meetings in the target neighborhood before the assessment and plan for at least 8 overall. Translators may be requested and arranged appropriate to community need. Meeting notices will be posted on City websites and flyers distributed in English, Spanish, and Polish.

For more information regarding our plan for incorporating community input, please see page 6 of the narrative.

3. **Expenditure of Assessment Grant Funds:** Connecticut Brownfield Land Bank is not a current recipient of an EPA Brownfield Assessment Grant.

December 12, 2018

Mr. Arthur Bogen
President
Connecticut Brownfield Land Bank, Inc.
41 Eagle Ridge Drive
Essex, CT 06426

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 19

Dear Mr. Bogen:

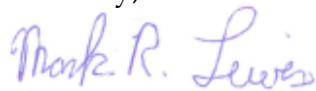
The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Connecticut Brownfield Land Bank, Inc. intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2019. The Connecticut Brownfield Land Bank, Inc. plans to use the grant funding to conduct assessment activities at various properties contaminated with hazardous substances and petroleum in the communities served by your organization, including Ansonia, Derby, Plainville, Torrington, Waterbury, Winsted.

If petroleum assessment grant funds are awarded by EPA, DEEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,



Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

Schedule B

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 27 2014

CONNECTICUT BROWNFIELD LAND BANK
INC
C/O ARTHUR BOGEN
728 A HERITAGE VILLAGE
SOUTHBURY, CT 06488

Employer Identification Number:
46-3377961

DLN:
17053275349023

Contact Person:
CUSTOMER SERVICE ID# 31954

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990 Required:
Yes

Effective Date of Exemption:
August 2, 2013

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

-2-

CONNECTICUT BROWNFIELD LAND BANK

Sincerely,

A handwritten signature in dark ink, reading "Tamara Rippanda". The signature is written in a cursive style with a large, sweeping initial 'T'.

Director, Exempt Organizations

Enclosure: Publication 4221-PC

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Connecticut Brownfield Land Bank, Inc.

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

*** c. Organizational DUNS:**

0655159990000

d. Address:

*** Street1:**

41 Eagle Ridge Drive

Street2:

*** City:**

Essex

County/Parish:

*** State:**

CT: Connecticut

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

06426-1330

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Arthur

Middle Name:

*** Last Name:**

Bogen

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

2034442023

Fax Number:

*** Email:**

abogen@ctblb.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Connecticut Brownfield Land Bank FY2019 EPA Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

* b. Program/Project

5

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2019

* b. End Date:

10/01/2022

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Arthur

Middle Name:

* Last Name:

Bogen

Suffix:

* Title:

President

* Telephone Number:

2034442023

Fax Number:

* Email:

abogen@ctblb.org

* Signature of Authorized Representative:

Arthur Bogen

* Date Signed:

01/30/2019